

Z-72-11-07

SHOPPING CENTER FOR: RON STOLLER

PREPARED BY:

CONTECH ARCHITECTS AND ENGINEERS

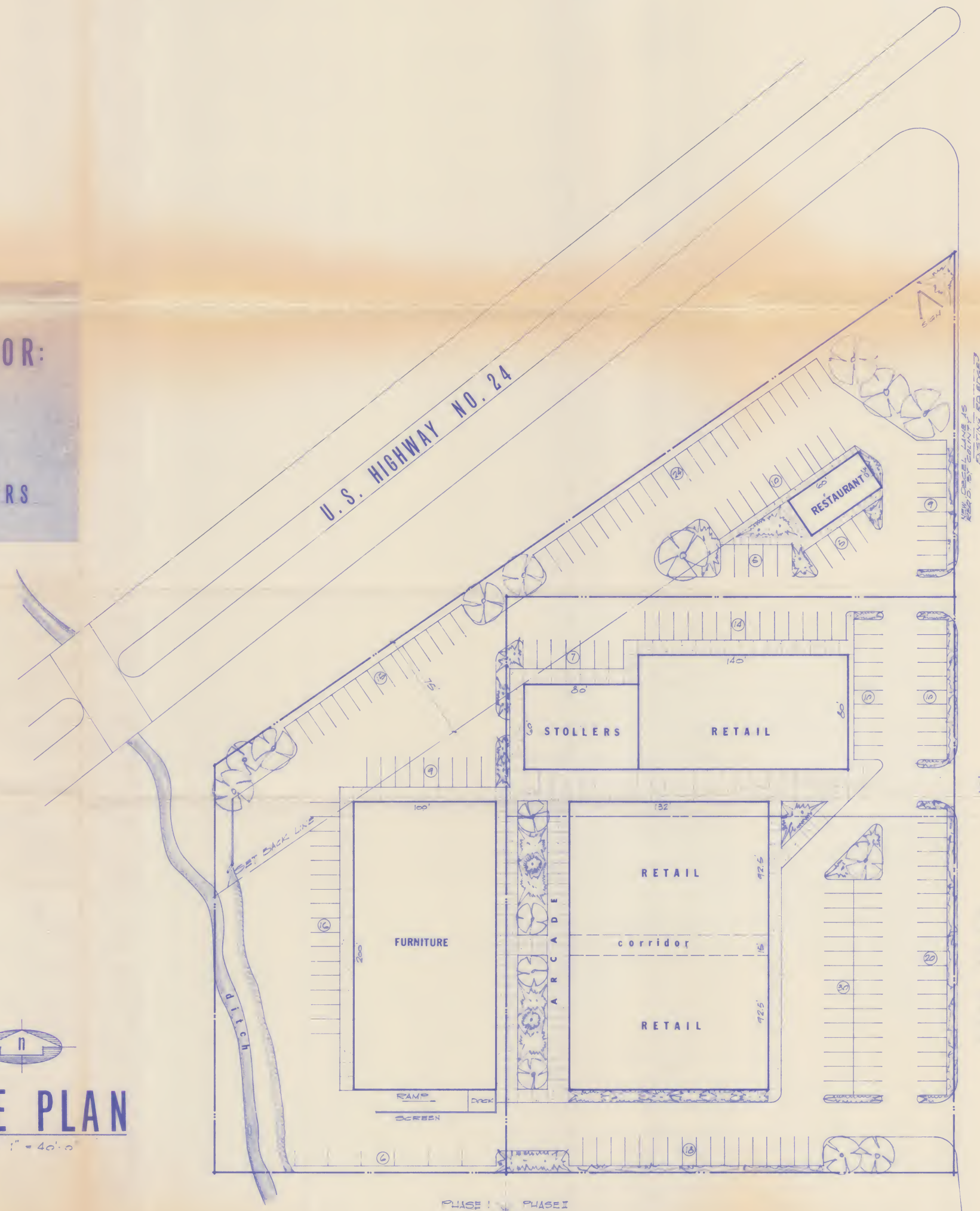
TABULAR DATA

SITE AREA:	5.7 ACRES
BLDG. COVERAGE:	10,410 SQ. FT. 24.5%
PARKING SPACES	208 161 RES'D.
LANDSCAPED AREA	36,445 SQ. FT. 64% [17% OF TOTAL] [17% OF TOTAL] 10% RES'D.



SITE PLAN

SCALE: 1" = 40'-0"
1/17/72



BILL NO. Z-72-11-07

ZONING MAP ORDINANCE NO. Z-17-72

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. HH-4.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B2A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereof; and the symbols of the City of Fort Wayne Zoning Map No. HH-4 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

The 2.70 acres of land in the Northeast 1/4 of the Fractional Northwest 1/4 of Section 18, Township 30 North, Range 12 East, Allen County, Indiana, and more particularly described as follows, to-wit:

Beginning at an iron pin at the intersection of the South right-of-way line of U.S. Highway #24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 238.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence South 0 degrees 30 minutes East a distance of 400 feet to a pipe; thence North 89 degrees 52 minutes West, a distance of 203 feet; thence in a northerly direction a distance of 300.8 feet to a point on the South right-of-way line of U.S. Highway #24, thence North 57 degrees 22 minutes East along said South right-of-way line of U.S. Highway #24, a distance of 626.45 feet to the point of origin, containing 2.70 acres, more or less.

The 0.190 acres of land in the Northeast 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway #24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18, thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 238.0 feet to the point of beginning for the tract of land herein described; thence continuing

South 0 degrees 30 minutes East, along the aforesaid line, a distance of 120.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance 120.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 0.90 acres of land, more or less.

The 1.06 acres of land in the Northeast Quarter of the Northwest Quarter of Fractional Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North Quarter corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 358.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 140.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

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SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

Eugene Kraus
Councilman

APPROVED AS TO FORM
AND LEGALITY,
David B. [Signature]
CITY ATTORNEY

Read the first time in full and on motion by Kraus seconded by Hinga and duly adopted, read the second time by title and referred to the Committee on Regulations (and to the City Plan Commission for recommendation) (and ~~Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on~~ the _____ day of _____, 19____, at _____ o'clock P.M., E.S.T.)

Date: 11-14-72

Charles W. Winterman
CITY CLERK

Read the third time in full and on motion by Kraus seconded by V. Schmidt and duly adopted, placed on its passage. Passed (~~last~~) by the following vote:

	AYES <u>8</u>	NAYS <u>0</u>	ABSTAINED _____	ABSENT <u>1</u>	to-wit:
Burns	<u>✓</u>	_____	_____	_____	
Hinga	_____	_____	_____	<u>X</u>	
Kraus	<u>✓</u>	_____	_____	_____	
Nuckols	<u>✓</u>	_____	_____	_____	
Moses	<u>✓</u>	_____	_____	_____	
Schmidt, D.	<u>✓</u>	_____	_____	_____	
Schmidt, V.	<u>✓</u>	_____	_____	_____	
Stier	<u>✓</u>	_____	_____	_____	
Talarico	<u>✓</u>	_____	_____	_____	

Date 12/12/72

Charles W. Winterman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) (~~General~~) (~~Annexation~~) (~~Special~~) (~~Appropriation~~) Ordinance (~~Resolution~~) No. 3-17-72 on the 12th day of December, 1972.

ATTEST: (SEAL)

Charles W. Winterman
CITY CLERK

John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of December, 1972 at the hour of 10:00 o'clock A.M., E.S.T.

Charles W. Winterman
CITY CLERK

Approved and signed by me this 13th day of December, 1972 at the hour of 1:00 o'clock P.M., E.S.T.

Paul A. Bernard
MAYOR

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on November 14, 1972, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-72-11-07; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on November 20, 1972;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held November 27, 1972.

Certified and signed this
28th day of November, 1972.



George H. Roser
Secretary

Bill No. Z-72-11-07

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. HH-4

have had said Ordinance under consideration and beg leave to report back to the Common

Council that said Ordinance Do PASS.

Eugene Kraus, Jr. - Chairman

James S. Stier - Vice-Chairman

William T. Hinga

Paul M. Burns

Vivian G. Schmidt

AS AMENDED TO BAR

Eugene Kraus

James S. Stier

Paul M. Burns

Vivian G. Schmidt

DATE 12-12-72 CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

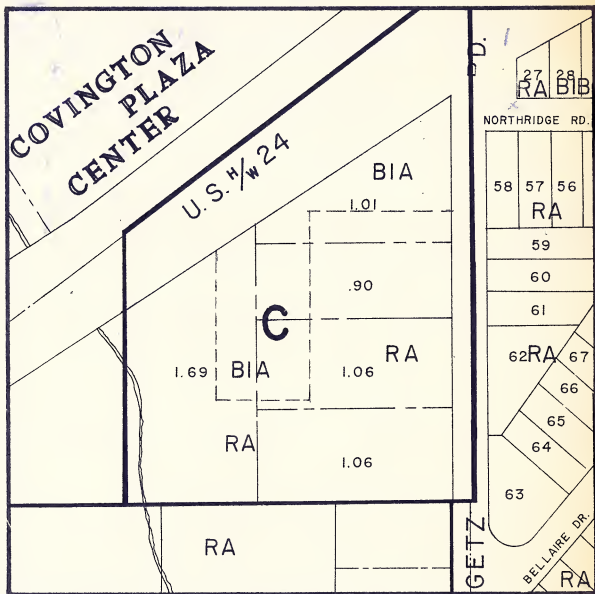
RECEIPT

N^o 169

GENERAL FUND

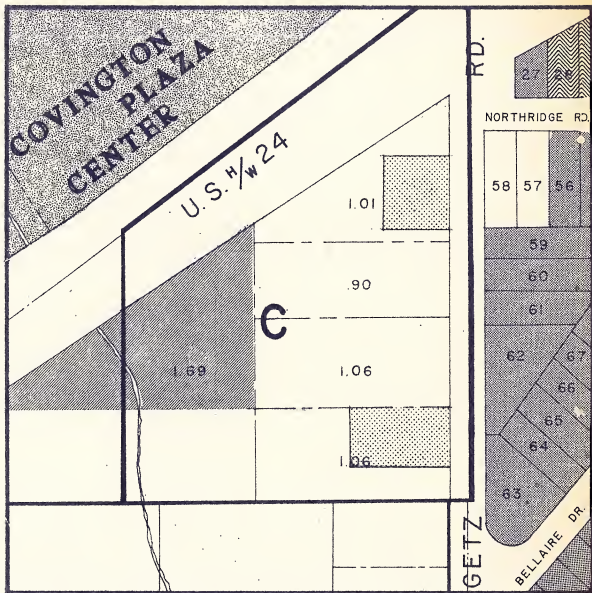
FT. WAYNE, IND.. Oct 20 19 72RECEIVED FROM Robert Modell \$ 50.00THE SUM OF Fifty Dollars ^{or} 100 DOLLARSON ACCOUNT OF re zoning B-1A + RA to B-1-B-
Times Corner AreaVerna Freese

AUTHORIZED SIGNATURE








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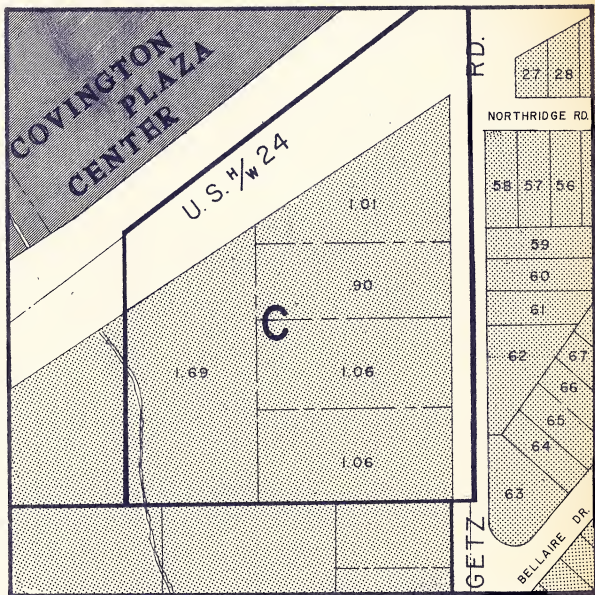
Z-72-11-07



EXISTING LAND USE MAP

-  — ONE FAMILY RESIDENCE
 — LOW DENSITY RESIDENTIAL
 — GENERAL BUSINESS
 — LIMITED BUSINESS B
 — PUBLIC AND SEMI-PUBLIC

Z-72-11-07



PROPOSED LAND USE MAP

-  — LOW DENSITY RESIDENTIAL
-  — COMMERCIAL

Z-72-11-07

CARL D. LIGHT, REALTOR
203 WEST WAYNE STREET
FORT WAYNE, INDIANA 46802

December 11, 1972

City Plan Commission
City County Building
One Main Street
Fort Wayne, Indiana 46802

Members of the Common Council
City County Building
One Main Street
Fort Wayne, Indiana 46802

Re: Bill No. Z-72-11-07

Gentlemen and Mrs. Schmidt:

As the agent for Mr. Ronald Stoller, regarding Bill No. Z-72-11-07, we wish to request that said Ordinance be amended to change our requested zoning of B-1-B, Limited Business to B-2-A, Neighborhood Shopping Center.

The B-2-A zoning will require Mr. Stoller to follow the exact architectural planning as submitted. No change may be made without the express approval of the Plan Commission. This seemed to represent the general consensus held by the Council Members at their December 5th meeting.

The B-2-A rezoning of the total 5.7 acres will bring about a more effective and efficient use of the total site as opposed to the present B-1-A Zoning that is presently in effect on the 2.7 acres.

Your patient understanding and cooperation in this respect is appreciated.

Sincerely,

Robert D. Hodell

Robert D. Hodell, Agent

Ronald W. Stoller

Ronald W. Stoller, Petitioner

MADE A MATTER OF RECORD

DATE 12/17/72 CHARLES W. WESTERMAN, CITY CLERK

"B2" - "B2A", Regional and Neighborhood Shopping Centers.

- (1) All "B1" uses specifically listed in Section 14E for "B2" Centers; all of said uses except "B1B" uses (4) (see below) (5) (24) (25) and (26) for "B2A" Centers; provided, however, that no taverns, bars or agriculture shall be permitted in either a "B2" or a "B2A" Center; subject to compliance with the following requirements:
 - (a) The tract involved shall be of an area of not less than ten (10) acres for a "B2" Center, and shall not be less than three (3) acres nor more than ten (10) acres for "B2A" Center, and lie wholly or partially within 1,400 feet of a point represented by a "B2" or "B2A" symbol on the Zoning Map.
 - (b) The owner or owners of such tract of land shall have prepared a preliminary development plan for the entire such tract.
 - (c) Such preliminary development plan shall have received the approval of the Commission.
- (2) Plan Commission Procedure:
 - (iv) In the event the Commission shall approve and order such development plan changed, altered, amended or extended, it shall so notify the Building Commissioner, and he shall issue an amended Improvement Location Permit accordingly.

Note:

- (4) Car Wash
- (5) Printing Plant
- (24) Bowling Alley
- (25) Pool Hall
- (26) Theatre

Our proposed site plan as submitted with the request for B-1-B zoning meets the requirements for a B-2-A symbol.

CITY PLAN COMMISSION
City-County Building
One Main Street
Fort Wayne, Indiana

October 26, 1972

Mr. Ralph Blume
344 Utility Building
Fort Wayne, Indiana 46802

Dear Ralph:

The forwarding of this petition to rezone was delayed because of the existing requirement for a thorough check of the description by the City Engineering Department.

We received this petition on October 20, 1972.

It would be appreciated if this petition could be assigned a Bill Number in the order that the request came to us.

Sincerely,

CITY PLAN COMMISSION

Roger L. Smith
Roger L. Smith

RLS:pb

TO: COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA

Date Filed _____
Intended Use _____

I/We RONALD W. STOLLER

(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/aB-1A & R-A District to a/an B-1-B District the property described as follows:

- 2-7-69*
- ¶1 The 1.69 acres, South of Highway 24, East of Flaugh Ditch;
- 2-7-69*
- ¶2 The North 1.01 acres of vacated Grove Road Place; 1 and 2 total 2.70 acres
- 6-20-67*
- ¶3 The South .9 acres of North 1.91 acres of Vacated Grove Road Place;
- 7-7-67*
- ¶4 The North 1.06 acres of South 2.12 acres of vacated Grove Road Place;
- 2-7-69*
- ¶5 The South 1.06 acres of vacated Grove Road,

all of the above parcels are contiguous and are in the N/W 1/4,
Section 18, Wayne Township, Allen County, Indiana

(Legal Description)

Complete Legal Description Attached

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I/am/we are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

¶1 & 2 ¶
& 5
0 30
(4

Donald E. Baker	2231 Getz Road	<i>Donald E. Baker</i>
Melba M. Baker		<i>Melba M. Baker</i>
Gerald P. Beauchamp	2912 Getz Road	<i>Gerald P. Beauchamp</i>
Sarah K. Beauchamp		<i>Sarah K. Beauchamp</i>
Larry D. Owens		
Jo Ann E. Owens	2926 Getz Road	

(Name)

(Address)

(Signature)

Legal Description Checked By: _____

[Signature]
(City Engineer)

NOTE FOLLOWING RULES:

All requests for continuances or requests that ordinances be taken under advisement shall be filed in writing in the Office of the City Plan Commission by noon on the Wednesday preceding the meeting of the City Plan Commission at which the ordinance is to be considered. If the request for a continuance or advisement is filed within the required time, the matter will not be put on the agenda for that meeting. It shall be the obligation of the petitioner to notify the same property owners which the Plan Commission had notified by mail that the hearing has been postponed or rescheduled and inform them of the time and place of the meeting at which the ordinance will be considered. All withdrawals of ordinances must be made in writing prior to the Plan Commission's vote on the ordinance.

Name and address of preparer, attorney or agent:

Robert D. Hodell, Realtor	406 Central Bldg.	422-6456
(Name)	(Address)	(Telephone Number)

City Plan Commission, City-County Building, Room 800, One Main Street,
Fort Wayne, Indiana 46802 Telephone Number 423-7571

PETITION FOR ZONING ORDINANCE AMENDMENT

Receipt No. _____

TO: COMMON COUNCIL OF THE

Date Filed _____

CITY OF FORT WAYNE, INDIANA

Intended Use _____

I/We

xx RONALD W. STOLLER (Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from a/a B-1A R-A District to a/an B-1-B District the property described as follows:

- 11 The 1.69 acres, South of Highway 24, East of Flaugh Ditch;
- 12 The North 1.01 acres of vacated Grove Road Place; 1 and 2 total 2.70 acres
- 13 The South .9 acres of North 1.91 acres of Vacated Grove Road Place;
- 14 The North 1.06 acres of South 2.12 acres of vacated Grove Road Place;
- 15 The South 1.06 acres of vacated Grove Road,

all of the above parcels are contiguous and are in the N/W 1/4,
Section 18, Wayne Township, Allen County, Indiana

(Legal Description)

Complete Legal Description attached

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that ~~I am~~ we are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

11 & 2	Donald E. Baker	2231 Getz Road	<i>Donald E. Baker</i>
0 31	Melba M. Baker		<i>Melba M. Baker</i>
	Gerald P. Beauchamp	2912 Getz Road	<i>Gerald P. Beauchamp</i>
(41,	Sarah K. Beauchamp		<i>Sarah K. Beauchamp</i>
	Larry D. Owens	2926 Getz Road	
	Jo Ann E. Owens		

(Name)

(Address)

(Signature)

Legal Description Checked By: _____

(City Engineer)

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Name and address of preparer, attorney or agent:

Robert D. Hodell, Realtor 406 Central Bldg.

422-6456

(Name)

(Address)

(Telephone Number)

City Plan Commission, City-County Building, Room 800, One Main Street,
Fort Wayne, Indiana 46802

Telephone Number 423-7571

CARL D. LIGHT - REALTOR
ROBERT D. HODELL
406 CENTRAL BLDG,
FORT WAYNE, IND.



COVINGTON
PLAZA
SHOPPING
CENTER

ANTHONY
WAYNE
BANK

HUNTINGTON

GETZ ROAD

GETZ

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WILKIE

WINTHROP

B-4

B-2

B-1A

BELL LAIRE

CORNER

HUNTINGTON

COVINGTON

ROAD

US-24

B-1A

NORTHBRIDGE

CONTRI

RD.

HILLS

BELL LAIRE

HUNTINGTON

OLD UPPER

AVE

(SOUTH BEND DRIVE)

SIDE
POLICE

ROAD 617

1101

2712

360'

120'

140'

140'

140'

140'

140'

140'

140'

140'

140'

140'

140'

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B-1A

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PETITION FOR ZONING ORDINANCE AMENDMENT
Continuation--Legal Description

- 1 & The 2.70 acres of land in the Northeast 1/4 of the Fractional Northwest
2 1/4 of Section 18, Township 30 North, Range 12 East, Allen County,
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DIGEST SHEETTITLE OF ORDINANCE Zoning Map Amendment OrdinanceDEPARTMENT REQUESTING ORDINANCE City Plan CommissionSYNOPSIS OF ORDINANCE Preparation of a Zoning Map Amendment OrdinancePetition initiated by property owners to rezone property located as follows:A parcel of ground containing 5.72 acres of ground, more or less, locatedon the south west corner of U. S. # 24 and Getz Road.From a "B1A" & "RA" to "B1B"EFFECT OF PASSAGEEFFECT OF NON-PASSAGEMONEY INVOLVED (Direct Costs, Expenditures, Savings)ASSIGNED TO COMMITTEE (J.N.)

ORDINANCE CHECK-OFF SHEET

INFORMATION REGARDING ORDINANCE

CONTENTS OF ORDINANCE

BILL NO.	2-72-11-07
ORDINANCE NO.	
<input checked="" type="checkbox"/> REGULAR SESSION	
SPECIAL SESSION	
APPROVED AS TO FORM AND LEGALITY	Keller
BILL WRITTEN BY	City Plan Com.
<input checked="" type="checkbox"/> DATE INTRODUCED	11-14-72
REFERRED TO SAID STANDING COMMITTEE	Kraus Regulations
REFERRED TO CITY PLAN	11-14-72
LEGAL PUBLIC HEARING	
LEGAL PUBLICATION	
JOINT HEARING	
DEPARTMENT HEARING	
HOLD FILE	
<input checked="" type="checkbox"/> PASS	12-12-72
DO NOT PASS	
WITHDRAWN	
SUSPENSION OF RULES	
PRIOR APPROVAL	
ORDINANCE TAKEN OUT OF OFFICE	
OTHER INSTRUCTIONS REGARDING ORDINANCE	
CORRECTIONS MADE TO ORDINANCE	
PEOPLE SPEAKING FOR ORDINANCE	
PEOPLE SPEAKING AGAINST ORDINANCE	

	COMMITTEE SHEET
<input checked="" type="checkbox"/>	VOTE SHEET
	PURCHASE ORDERS
	BIDS
	ORDERS, BIDS OR OTHER PAPERS TAKEN OUT AND BY WHOM
	LETTER REQUESTING ORDINANCE DRAWN UP BY CITY ATTORNEY
	COMMUNICATIONS FROM City Plan - letter to newspaper
<input checked="" type="checkbox"/>	ZONING MAPS
	ABSTRACTS
	TITLES
	PRIOR APPROVAL LETTER

☒ Original Sheet

COUNCILMAN'S VOTE

	AYES	NAYS	ABSENT
BURNS	X		
HINGA			X
KRAUS	X		
MOSES	X		
NUCKOLS	X		
D. SCHMIDT	X		
V. SCHMIDT	X		
STIER	X		
TALARICO	X		

COMMENTS:

Mr. Bob Hadel -
to speak for
Mr. Carl O. Light (Pastor).
Letter from Hadel - Change
of zoning from B-1-B to
B-2-A.



CITY OF FORT WAYNE
CITY-COUNTY BUILDING
ONE EAST MAIN STREET
FORT WAYNE, INDIANA 46802

CHARLES W. WESTERMAN
CITY CLERK

December 14, 1972

Miss Helen Libbing
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates of December ~~15~~¹⁸ and December ~~22~~²⁶, 1972, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council of
Fort Wayne, Indiana, An Ordinance
amending the City of Fort Wayne
Zoning Map No. HH-4 Bill No.
Z-72-11-07

RE: Legal Notice for Common Council of
Fort Wayne, Indiana, An Ordinance
providing for the declaration of
nuisances in the case of abandoned,
damaged buildings and vacant lots in
the Central Business District and
providing for abatement of the same.
Bill No. G-72-08-26

Please send us four (4) copies of the Publisher's Affidavit.

Thank you.

Sincerely,

Charles W. Westerman
City Clerk

CWW/ne
ENCL: 2

Common Council-City of Ft. Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines	
Head number of lines	1
Body number of lines	186
Tail number of lines	1
Total number of lines in notice	187

COMPUTATION OF CHARGES

187 lines, columns wide equals equivalent lines at 288¢ cents per line	\$ 53.86
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two) (2)	1.00
TOTAL AMOUNT OF CLAIM	\$ 54.86

DATA FOR COMPUTING COST

Width of single column 11 ems	Size of type 5 1/2 point
Number of insertions 2	Size of quad upon which type is cast 5 1/2

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date December 30, 1972

Title ARVILLA DEWALD CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana }
Allen County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the

JOURNAL-GAZETTE
a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 8, the dates of publication being as follows:

December 18, 1972

December 26, 1972

Subscribed and sworn to before me this 30th day of December 1972

Notary Public

My commission expires October 25, 1975

1426 Wells St.
Daily 8 to 5.
Duffy's
WHILE T
ONLY
Value
455.00
to
425.00
price.
bons. A factory discount
during 13 in. or 17 in. c
The famous "Editor 2" w

A. M. Hostman

Date **December 30, 1972**

Title **Clerk**

Legal Notices

Notice is hereby given that on the 12th day of December, 1972, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session did pass the following Bill No. 2-17-72: **ZONING ORDINANCE, to-wit: BILL NO. 2-17-72 ZONING MAP ORDINANCE NO. 2-17-72**

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. HH-4.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA: SECTION 1. That the area described as follows is hereby designated a B2A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1966, as amended by General Ordinance No. 2636 and amendments thereto; and the symbols of the City of Fort Wayne Zoning Map No. HH-4 referred to in said Chapter as amended, are hereby changed accordingly, to-wit:

The 2.70 acres of land in the Northeast 1/4 of the Fractional Northwest 1/4 of Section 18, Township 30 North, Range 12 East, Allen County, Indiana, and more particularly described as follows, to-wit:

Beginning at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 258.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence South 0 degrees 30 minutes East a distance of 400 feet to a pipe; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence in a northerly direction a distance of 300.0 feet to a point on the South right-of-way line of U.S. Highway No. 24, thence North 57 degrees 22 minutes East along said South right-of-way line of U.S. Highway No. 24, a distance of 428.45 feet to the point of origin, containing 2.70 acres, more or less.

The 0.90 acres of land in the Northeast 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 258.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line, a distance of 120.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 120.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 0.90 acres of land, more or less.

The 1.06 acres of land in the Northeast Quarter of the Northwest Quarter of Fractional Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 258.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line, a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 140.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

The 1.06 acres of land in the Northeast 1/4 of the Northwest 1/4 of Fractional Section 18, Township 30 North, Range 12 East in Allen County, Indiana, more particularly described as follows, to-wit:

Commencing at an iron pin at the intersection of the South right-of-way line of U.S. Highway No. 24, and the North and South center line of Fractional Section 18, Township 30 North, Range 12 East, said point of intersection being 423.7 feet South of the North 1/4 corner of said Section 18; thence South 0 degrees 30 minutes East along the North and South center line of said Section 18, a distance of 498.0 feet to the point of beginning for the tract of land herein described; thence continuing South 0 degrees 30 minutes East, along the aforesaid line, a distance of 140.0 feet; thence North 89 degrees 52 minutes West, a distance of 328.3 feet; thence North 0 degrees 30 minutes West, a distance of 140.0 feet; thence South 89 degrees 52 minutes East, a distance of 328.3 feet to the point of beginning, containing 1.06 acres of land, more or less.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

EUGENE KRAUS

Councilman

APPROVED AS TO FORM

AND LEGALITY,

DAVID KELLER,

CITY ATTORNEY

Read the third time in full and an motion by Kraus seconded by U. Schmidt and duly adopted, placed on its passage. Passed by the following vote: Ayres 8, Burns, Kraus, Nuckolls, Moses, Schmidt, D., Schmidt, V., Steir, Talorico; Absent 1, Hladco.

Date Dec. 12, 1972

CHARLES W. WESTERMAN

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) Ordinance No. 2-17-72 on the 12th day of December, 1972.

CHARLES W. WESTERMAN,

CITY CLERK

Attest: (Seal)

JOHN NUCKOLLS,

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of December, 1972 at the hour of 10:00 o'clock A.M., E.S.T.

CHARLES W. WESTERMAN,

CITY CLERK

Approved and signed by me this 13th day of December, 1972 at the hour of 1:00 o'clock P.M., E.S.T.

IVAN A. LEBAMOFF,

MAYOR

I, Charles W. Westerman, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true and complete copy of Zoning Ordinance No. 2-17-72 passed by the Common Council on the 12th day of December, 1972, and that said Ordinance was duly signed and approved by the Mayor on the 13th day of December, 1972 and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 13th day of December, 1972.

CHARLES W. WESTERMAN,

CITY CLERK

PUBLISHER'S AFFIDAVIT

State of Indiana }
Allen County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned **A. M. Hostman** who, being duly sworn, says that **She is Clerk** of the

NEWS-SENTINEL

a **DAILY** newspaper of general circulation printed and published in the English language in the city of **FORT WAYNE, INDIANA** in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for **2** time**s**, the dates of publication being as follows:

December 18, 1972

December 26, 1972

Subscribed and sworn to before me this **30th** day of **December**, **1972**

Notary Public

My commission expires **October 25, 1975**

Common Council-City of Ft. Wayne
(Governmental Unit)

To.....NEWS-SENT INEL.....Dr.

Allen.....County, Ind.

.....FORT WAYNE, INDIANA.....

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Number of insertions..... <u>2</u>	Size of quad upon which type is cast <u>5 1/2</u>

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

A. M. Hostman
.....
Title..... Clerk.....

Date December 30, 1972

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:
ALLEN County }
Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman who, being duly sworn, says that She is Clerk of the NEWS-SENT INEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time 5, the dates of publication being as follows:
December 18, 1972
December 26, 1972
Subscribed and sworn to before me this 30th day of December 1972
James C. Ralston
Notary Public
My commission expires October 25, 1975

